



**Town of Wilton, NH**  
**Application to the Zoning Board of Adjustment**  
 (Revised January 2011)

**General Information, Page 1 of 3**

**Property Information**

Describe the lot involved in the application (the lot that you want to build a building on, subdivide, conduct a business or other activity on, etc.). If more than one lot is involved, then describe them all in this space if it is convenient, or attach additional copies of this page.

Tax Map and Lot Number       J-85       Lot Size       0.451 Ac.      

Street Address       19 Pleasant Street      

Zoning District (check one):

- Residential     General Residence and Agricultural  
 Commercial     Industrial     Office Park

Relevant Overlay Districts (check any that apply):

- Research and Office Park     Floodplain Conservation     Watershed  
 Wetlands Conservation     Aquifer Protection     Elderly Housing

**Owner**

If the application involves multiple lots with different owners, attach additional copies of this page.

Name       Town of Wilton      

Mailing address       42 Main Street      

Mailing address       PO Box 83      

Town, State, ZIP       Wilton, NH 03086      

**This application must be signed by the owners of all lots involved in the application.**

I approve the submission of this application. If an applicant or representative is named on the next page, the person named there has my permission to represent me before the Wilton Zoning Board.

Signature       *Paul E. Branscombe*       Date       12. 21. 2008      

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<b>clerk use only</b>	
Date and time received: _____	
Received by: _____	Amount paid: _____
Case #: _____	<input type="checkbox"/> Abutter list and labels included



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**Applicant**

The applicant is the person who actually wants to build the building, conduct the business, etc. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

Same as owner

Name Greater Nashua Habitat for Humanity

Mailing address 127 Main Street, Suite 7

Mailing address \_\_\_\_\_

Town, State, ZIP Nashua, NH 03060

**Signature of Applicant or Owner**

I certify that to the best of my knowledge and belief, all information provided in this application is accurate.

Signature *Tim A. Goldthwaite* Date 12/21/18

**Representative**

Fill out this section if the application is being submitted by a realtor, surveyor, engineer, attorney, etc., on behalf of the actual owner or applicant.

Name Meridian Land Services, Inc. Contact: Tim Goldthwaite, PE

Mailing address 31 Old Nashua Road, Suite 2

Mailing address \_\_\_\_\_

Town, State, ZIP Amherst, NH 03031

I authorize the above-named representative to submit this application and to speak before the Zoning Board on my behalf.

**Signature of applicant or owner**

Signature *Tim A. Goldthwaite* Date 12/17/18

(continued on the next page)



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**Contact Information**

How can we get in touch with the applicant or the applicant's representative, if there are questions about or problems with the application? Provide at least one of the following. If you provide more than one, please check your preferred form of contact.

This information is for:  the applicant  the representative.

Daytime phone 603-673-1441  Evening phone \_\_\_\_\_

Work E-mail \_\_\_\_\_  Personal e-mail \_\_\_\_\_

Tsgoldthwaite@meridianlandservices.com

**Proposed Use**

**Explain what you want to do with the property.** (Do you want to build a building, subdivide a lot, have a business, ...).

**Explain why you need the Zoning Board to let you do it.** (The building will be too close to the lot line; the Planning Board wouldn't approve your subdivision; your lot is in a zoning district where businesses aren't allowed; ...).

**Be specific.** Identify the section or sections of the Zoning Ordinance that apply. If lot sizes or configurations or building placements are relevant, provide a scale drawing or plan showing all relevant information, such as lot lines, setbacks, present and proposed structures on your lot and neighboring lots, etc.

Description of proposed use and need for ZBA approval (use this page; attach additional pages as necessary):

Greater Nashua Habitat is a non-profit 501 (c)(3) organization that provides affordable housing for low income families. This organization proposes to build a small 3-bdrm and 2-bath ranch style home. No garage is proposed.

We are seeking relief from Sections 6.2.1 - Area, 6.2.2 - Lot Configuration, 6.2.3 - Frontage and 6.2.4 - Setbacks:

Section 6.2.1-Area criteria: Minimum lot size is 2-acres and current lot size is 0.50 acres.

Section 6.2.2-Lot Configuration Criteria: Minimum lot width of 175 lf passing thru the principal building.  
Maximum lot width passing thru the structure would be approximately 123 lf.

Section 6.2.3-Frontage Criteria: Minimum lot frontage of 200 lf on Class V road or better. The lot has 129.71 lf of frontage.

Section 6.2.4-Setbacks Criteria: 35 lf from all lot lines.

Need: The required physical dimensions and setback for this lot would prevent the construction of the proposed single-family home.



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**Application for a Special Exception**

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board. Most special exceptions have a list of requirements; the Zoning Board can only approve the special exception if it finds that all the requirements are satisfied.

**Note that in addition to the specific requirements that may be listed for a particular special exception, all special exceptions are subject to the general requirements in Section 4.4 of the Zoning Ordinance.**

What section of the Zoning Ordinance defines the Special Exception that you are applying for? \_\_\_\_\_

Explain why your proposed use satisfies the requirements of the Zoning Ordinance: \_\_\_\_\_

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See Page 3 of 3 "Proposed Use" for sections of the zoning ordinance for which we are seeking relief.

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4.4 a) Proposed use is not permitted by the Ordinance in absence of a Special Exception.  
Proposed single-family residence is a permitted use per the Ordinance.

4.4 b) The proposed use is consistent with and will not substantially affect the character of the neighborhood in which it is proposed.

The neighborhood is predominately residential housing and the proposed use is consistent with this residential character.

4.4 c) The proposed use will comply with Section 4.6 Performance Standards.

The proposed use will comply with Section 4.6 Performance Standards with respect to vibrations, noise, odor, smoke, discharges, stormwater runoff and wetlands conservation district setbacks.

4.4 d) The proposed use will not cause any unreasonable diminution of surrounding property values.

The proposed use will take a currently undeveloped property deeded to the town for non-payment of property taxes and bring it back onto the tax rolls by developing it for a single-family residence.

4.4 e) The effect of the proposed use on traffic in the neighborhood and in the town will generally be acceptable.

The proposed single family residence will have one or two vehicles (max) depending on family job considerations.

4.4 f) Sewer, water and other public facilities are adequate for the proposed use.

The existing public utilities were adequate for the previous single-family residence.

4.4 g) Adequate off-street parking is available for the proposed use.

A driveway is proposed to accommodate the family's driving needs.

4.4 h) The proposed use will not be detrimental to the attractiveness of the Town.

See response to 4.4 (b).

4.4 i) The proposed use is consistent with the spirit of the Zoning Ordinance.

By developing the property as affordable housing to local low-income families the proposed use is consistent with the spirit of the Zoning Ordinance as outlined in Section 1.0 -Preamble.

4.4 j) The proposed use meets all other criteria enumerated in the section of the Ordinance which permits the particular Special Exception.

The other criteria enumerated in Section 6.6 Special Exceptions deal with "Home Occupations" which do not apply to this specific proposed use.



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**Application for a Variance, Page 1 of 2**

When, because of the specific characteristics of your property, the Zoning Ordinance unreasonably restricts your use of your property without a corresponding public benefit, the Zoning Board may grant a Variance, which modifies or sets aside particular requirements of the Ordinance.

The specific section of the Zoning Ordinance to be varied:

Section 6.2.1-Area, Section 6.2.2-Lot  
Configuration, Section 6.2.3-Frontage and  
Section 6.2.4-Setbacks

The requirement in that section that you want to change, and how you want it changed:

- 1.) Allow construction of single family dwelling within 35' property line setback.
- 2.) Allow construction of single family dwelling on lot not meeting area (Section 6.2.1), lot configuration (Section 6.2.2) and frontage (Section 6.2.3) requirements.

To grant a variance, the Zoning Board must decide that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true. (Use additional sheets of paper if necessary.)

1. Granting the variance would not be contrary to the public interest: \_\_\_\_\_

The project would use a Town Owned property taken for non-payment of property taxes and change ownership to GNHH for the purpose of providing an affordable single-family home to a local family and bring the property back onto the Town's tax rolls.

2. Granting the variance would be consistent with the spirit of the Ordinance: \_\_\_\_\_

Providing safe affordable housing for a local family is inherently conducive to the Ordinance's stated purpose of promoting the protection, health, safety, prosperity and general welfare of the public.

3. Granting the variance would do substantial justice: \_\_\_\_\_

There is no identifiable potential loss to the general public by the granting of this variance.  
In addition, maintaining the property in its current condition provides no benefit to the general public.

4. The proposed use will not diminish surrounding property values: \_\_\_\_\_

The property is currently in a state of disuse and the project's proposed purpose of providing affordable single-family housing for a local family is consistent with the uses of existing adjacent properties.

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**Application for a Variance, Page 2 of 2**

5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship.  
Complete just one of sections 5(a), 5(b), or 5(c):

**5(a)** i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property:

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ii. The proposed use is a reasonable one:

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iii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

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**5(b)** i. The property cannot be reasonably used in strict conformance with the ordinance:  
The physical dimensions and 35' setback requirements for the residential-agricultural zone preclude development of the parcel for the intended purpose of constructing an single-family dwelling.

Existing slopes in the upper 1/3 of the property are approximately 3H:1V (i.e. 33%) or greater.

ii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

The property was confiscated by the Town for non-payment of property taxes and the previous existing dwelling was demolished for public safety concerns.

**5(c) Hardship resulting from a physical disability.**

i. The variance is necessary to make reasonable accommodations to allow a person with a recognized physical disability to reside in or regularly use the premises:

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ii. The variance is in harmony with the general purpose and intent of the zoning ordinance:

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